HOUSING NOW

Montréal CMA

Canada Mortgage and Housing Corporation

Date Released: July 2009

MONTRÉAL METROPOLITAN AREA HOUSING STARTS IN JUNE 2009

The latest starts survey conducted in June by Canada Mortgage and Housing Corporation (CMHC) revealed that construction got under way on 1,409 housing units in the Montréal census metropolitan area (CMA), compared to 1,731 in June 2008.

The condominium segment showed the greatest decrease (-48 per cent), as 391 units of this type were started in June of this year, versus 758 in June 2008. Few new condominium projects got under way this past month, especially on the Island, where the decline was the most significant (-76 per cent).

Figure 1

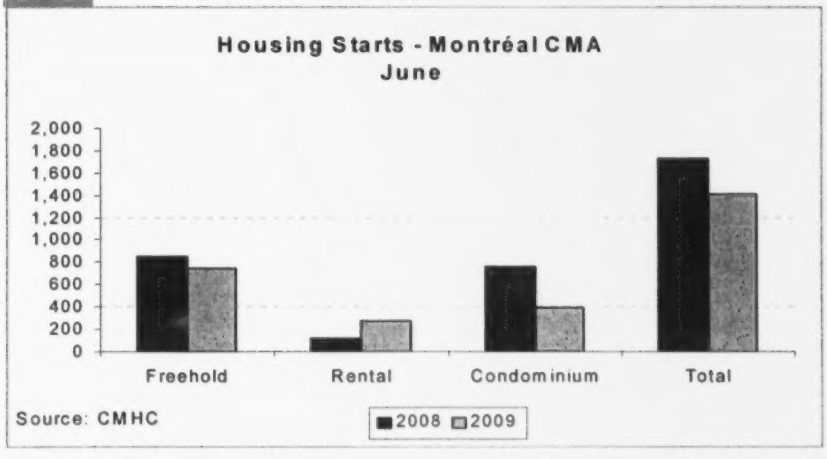

Table of contents

1 Montréal Metropolitan Area housing starts in June 2009
3 Map - Montréal CMA
6 Report tables
25 Methodology
25 Definitions

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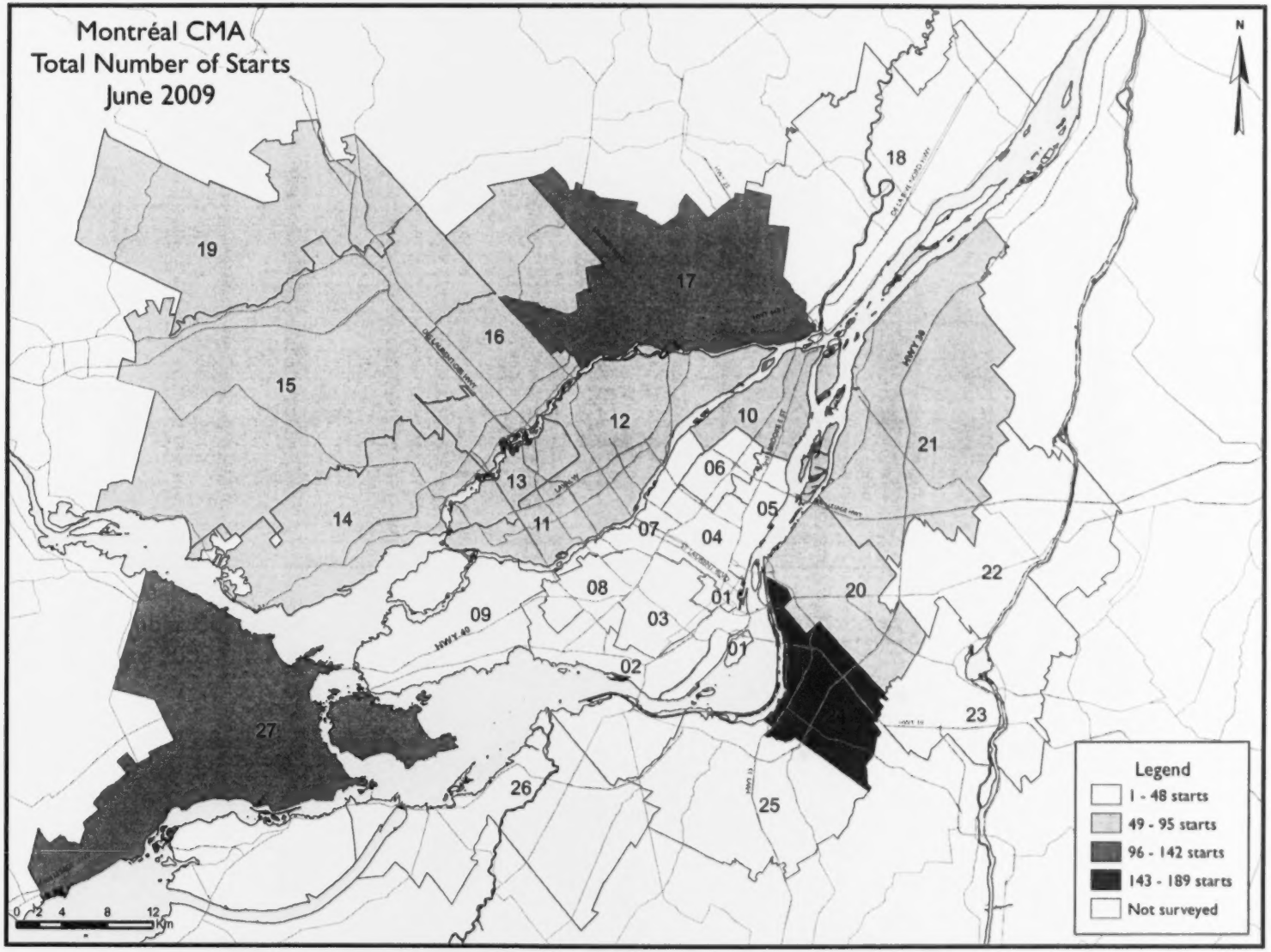
Freehold home building fell (-12 per cent), on account of the drop registered in the single-detached housing segment (-19 per cent in the overall CMA). The construction of semi-detached and row homes (which are more affordable than single-detached houses) rose by 13 per cent, thanks to the gains posted on the Island and in the South Crown. Although they were limited, rental housing starts increased, with hikes recorded in all sectors.

According to the year-to-date figures, foundations were laid for 8,621 dwellings from January to June 2009, compared to 11,619 during the same period last year, for a decrease of 26 per cent. As was the case in June, the largest drops were registered in the freehold (-31 per cent) and condominium (-29 per cent) housing markets. The rental segment sustained a smaller decline, mainly because such starts rose in the North Crown and Vaudreuil-Soulanges sectors.

By sector, for the period from January to June, starts registered the greatest drop on the Island of Montréal (-40 per cent), and this decline affected all market segments. In the North Crown, the decrease (-25 per cent) was slightly smaller than on the Island, partly on account of the vigorous rental housing activity recorded in Laval. The South Crown sustained a decline of 17 per cent, with the condominium segment keeping the volume of construction at a level similar to that observed during the same period last year. Lastly, Vaudreuil-Soulanges was the only sector that posted a gain in starts for the first half of the year (+6 per cent), mainly as a result of a strong increase in rental housing starts.


Montréal CMA
Total Number of Starts
June 2009
N
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
25
26
27
Legend
1 - 48 starts
49 - 95 starts
96 - 142 starts
143 - 189 starts
Not surveyed
0 2 4 8 12 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	533	56	160	0	24	367	0	225	1 409
June 2008	657	116	76	0	30	728	0	124	1 731
% Change	-18,9	-51,7	110,5	n/a	-20,0	-49,6	n/a	81,5	-18,6
Year-to-date 2009	2 325	494	580	0	54	3 028	24	1 658	8 621
Year-to-date 2008	3 656	590	704	0	106	4 257	9	2 155	11 619
% Change	-36,4	-16,3	-17,6	n/a	-49,1	-28,9	166,7	-23,1	-25,8
UNDER CONSTRUCTION									
June 2009	2 062	490	718	0	166	5 917	0	3 964	13 961
June 2008	3 266	528	698	0	170	6 656	18	5 428	17 117
% Change	-36,9	-7,2	2,9	n/a	-2,4	-11,1	-100,0	-27,0	-18,4
COMPLETIONS									
June 2009	538	86	124	0	32	802	0	202	1 784
June 2008	842	134	136	0	66	527	6	324	2 049
% Change	-36,1	-35,8	-8,8	n/a	-51,5	52,2	-100,0	-37,7	-12,9
Year-to-date 2009	2 353	342	501	0	112	2 885	24	1 282	7 557
Year-to-date 2008	3 249	436	447	0	267	2 213	26	2 316	9 526
% Change	-27,6	-21,6	12,1	n/a	-58,1	30,4	-7,7	-44,6	-20,7
COMPLETED & NOT ABSORBED									
June 2009	640	150	170	0	46	1 492	0	1 733	4 231
June 2008	676	144	117	0	80	1 576	5	1 786	4 384
% Change	-5,3	4,2	45,3	n/a	-42,5	-5,3	-100,0	-3,0	-3,5
ABSORBED									
June 2009	566	100	116	0	28	673	0	372	1 855
June 2008	862	132	145	0	77	659	1	373	2 249
% Change	-34,3	-24,2	-20,0	n/a	-63,6	2,1	-100,0	-0,3	-17,5
Year-to-date 2009	2 354	345	475	0	143	3 027	29	1 982	8 355
Year-to-date 2008	3 153	401	426	0	275	2 670	23	2 058	9 038
% Change	-25,3	-14,0	11,5	n/a	-48,0	13,4	26,1	-3,7	-7,6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
June 2009	36	8	49	0	16	71	0	37	217
June 2008	42	2	8	0	0	367	0	14	433
Laval									
June 2009	72	4	0	0	0	82	0	9	211
June 2008	89	32	34	0	0	24	0	3	182
Rive-Nord									
June 2009	215	8	61	0	8	37	0	83	412
June 2008	243	18	28	0	0	128	0	66	483
Rive-Sud									
June 2009	145	32	47	0	0	149	0	82	455
June 2008	192	60	6	0	21	197	0	33	509
Vaudreuil-Soulanges									
June 2009	65	4	3	0	0	28	0	14	114
June 2008	91	4	0	0	9	12	0	8	124
Montréal CMA									
June 2009	533	56	160	0	24	367	0	225	1,409
June 2008	657	116	76	0	30	728	0	124	1,731
UNDER CONSTRUCTION									
Île de Montréal									
June 2009	159	94	134	0	77	2,926	0	433	4,127
June 2008	224	66	279	0	36	4,209	12	2,390	7,504
Laval									
June 2009	289	56	121	0	0	811	0	1,307	2,628
June 2008	491	112	70	0	6	444	6	1,322	2,451
Rive-Nord									
June 2009	841	80	303	0	8	588	0	703	2,623
June 2008	1,242	96	238	0	5	890	0	824	3,295
Rive-Sud									
June 2009	576	250	121	0	81	1,480	0	1,271	3,893
June 2008	936	220	40	0	114	983	0	845	3,203
Vaudreuil-Soulanges									
June 2009	197	10	39	0	0	112	0	250	690
June 2008	373	34	71	0	9	130	0	47	664
Montréal CMA									
June 2009	2,062	490	718	0	166	5,917	0	3,964	13,961
June 2008	3,266	528	698	0	170	6,656	18	5,428	17,117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
June 2009	30	26	18	0	28	434	0	28	564
June 2008	70	14	17	0	28	189	0	99	431
Laval									
June 2009	81	2	22	0	0	132	0	25	262
June 2008	93	30	20	0	0	44	6	15	208
Rive-Nord									
June 2009	226	22	70	0	0	92	0	124	534
June 2008	380	30	60	0	0	137	0	186	793
Rive-Sud									
June 2009	123	32	5	0	4	117	0	25	306
June 2008	198	54	4	0	38	151	0	18	463
Vaudreuil-Soulanges									
June 2009	78	4	9	0	0	27	0	0	118
June 2008	101	6	35	0	0	6	0	6	154
Montréal CMA									
June 2009	538	86	124	0	32	802	0	202	1,784
June 2008	842	134	136	0	66	527	6	324	2,049
COMPLETED & NOT ABSORBED									
Île de Montréal									
June 2009	40	36	31	0	27	665	0	838	1,637
June 2008	83	28	27	0	46	842	0	611	1,637
Laval									
June 2009	112	22	46	0	0	253	0	220	653
June 2008	110	31	14	0	7	205	5	522	894
Rive-Nord									
June 2009	290	30	69	0	1	256	0	559	1,205
June 2008	278	33	45	0	1	266	0	454	1,077
Rive-Sud									
June 2009	147	60	13	0	15	269	0	104	608
June 2008	141	46	5	0	26	215	0	184	617
Vaudreuil-Soulanges									
June 2009	51	2	11	0	3	49	0	12	128
June 2008	64	6	26	0	0	48	0	15	159
Montréal CMA									
June 2009	640	150	170	0	46	1,492	0	1,733	4,231
June 2008	676	144	117	0	80	1,576	5	1,786	4,384

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket June 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt & Other	Single, Semi, and Row	Apt & Other	
ABSORBED									
Île de Montréal									
June 2009	39	22	22	0	23	384	0	161	651
June 2008	51	13	24	0	35	262	0	68	453
Laval									
June 2009	70	7	22	0	0	78	0	66	243
June 2008	101	25	16	0	3	61	1	66	273
Rive-Nord									
June 2009	244	28	51	0	0	126	0	125	574
June 2008	386	26	72	0	0	153	0	185	822
Rive-Sud									
June 2009	133	31	8	0	4	64	0	18	258
June 2008	203	59	3	0	38	173	0	40	516
Vaudreuil-Soulanges									
June 2009	80	12	13	0	1	21	0	2	129
June 2008	121	9	30	0	1	10	0	14	185
Montréal CMA									
June 2009	566	100	116	0	28	673	0	372	1,855
June 2008	862	132	145	0	77	659	1	373	2,249

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Zone 1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 2	0	1	0	0	0	0	20	90	20	91	-78.0
Zone 3	0	4	0	0	0	0	8	118	8	122	-93.4
Zone 4	0	0	0	0	0	0	43	124	43	124	-65.3
Zone 5	0	0	0	0	3	0	0	10	3	10	-70.0
Zone 6	1	1	0	0	0	0	0	0	1	1	0.0
Zone 7	1	1	0	2	0	0	9	0	10	3	**
Zone 8	2	5	0	0	32	0	0	28	34	33	3.0
Zone 9	23	25	0	0	24	4	0	4	47	33	42.4
Zone 10	8	5	8	0	6	0	28	11	50	16	**
Zone 11	9	16	4	16	0	10	77	3	90	45	100.0
Zone 12	25	22	0	10	0	12	44	0	69	44	56.8
Zone 13	38	51	0	6	0	12	14	24	52	93	-44.1
Zone 14	23	45	0	0	0	0	42	30	65	75	-13.3
Zone 15	25	20	0	0	0	0	28	34	53	54	-1.9
Zone 16	29	22	2	2	8	0	30	74	69	98	-29.6
Zone 17	61	81	2	8	23	0	17	38	103	127	-18.9
Zone 18	39	29	2	4	0	0	6	30	47	63	-25.4
Zone 19	38	46	2	4	0	0	35	16	75	66	13.6
Zone 20	17	18	4	8	30	0	30	156	81	182	-55.5
Zone 21	24	20	4	4	0	0	44	16	72	40	80.0
Zone 22	21	46	14	6	6	14	6	21	47	87	-46.0
Zone 23	6	17	0	10	0	0	0	0	6	27	-77.8
Zone 24	23	26	4	2	7	7	155	16	189	51	**
Zone 25	12	37	2	0	0	6	0	0	14	43	-67.4
Zone 26	42	28	4	30	0	0	0	21	46	79	-41.8
Zone 27	65	91	4	4	3	9	42	20	114	124	-8.1
Montréal CMA	533	657	56	116	142	74	678	884	1,409	1,731	-18.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	1	4	0	8	0	15	372	289	373	316	18.0
Zone 2	3	8	2	2	6	56	131	178	142	244	-41.8
Zone 3	4	7	0	2	0	16	214	391	218	416	-47.6
Zone 4	0	1	0	2	0	0	489	598	489	601	-18.6
Zone 5	0	0	0	0	17	18	253	416	270	434	-37.8
Zone 6	3	6	2	0	0	16	0	226	5	248	-98.0
Zone 7	2	4	2	4	0	0	75	150	79	158	-50.0
Zone 8	8	16	8	0	63	93	148	261	227	370	-38.6
Zone 9	63	95	2	10	36	30	48	400	149	535	-72.1
Zone 10	33	47	60	46	6	12	66	110	165	215	-23.3
Zone 11	76	129	12	44	4	17	488	888	580	1,078	-46.2
Zone 12	110	127	12	58	52	17	434	120	608	322	88.8
Zone 13	139	236	22	36	0	18	44	37	205	327	-37.3
Zone 14	151	254	2	0	18	10	139	186	310	450	-31.1
Zone 15	94	144	2	0	6	0	139	204	241	348	-30.7
Zone 16	115	171	24	6	27	30	118	261	284	468	-39.3
Zone 17	280	474	22	36	59	30	304	427	665	967	-31.2
Zone 18	207	241	48	52	0	3	71	175	326	471	-30.8
Zone 19	220	232	16	22	0	3	190	148	426	405	5.2
Zone 20	77	94	28	24	46	0	269	590	420	708	-40.7
Zone 21	58	141	70	22	0	0	166	87	294	250	17.6
Zone 22	73	204	42	38	31	63	58	95	204	400	-49.0
Zone 23	42	107	14	36	0	0	153	3	209	146	43.2
Zone 24	73	122	28	12	11	17	313	288	425	439	-3.2
Zone 25	61	166	8	28	35	40	128	35	232	269	-13.8
Zone 26	175	162	46	42	0	0	58	79	279	283	-1.4
Zone 27	257	464	22	60	59	87	458	140	796	751	6.0
Montréal CMA	2,325	3,656	494	590	476	591	5,326	6,782	8,621	11,619	-25.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	20	90	0	0
Zone 3	0	0	0	0	4	118	4	0
Zone 4	0	0	0	0	19	113	24	11
Zone 5	3	0	0	0	0	10	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	9	0
Zone 8	32	0	0	0	0	28	0	0
Zone 9	24	4	0	0	0	4	0	0
Zone 10	6	0	0	0	28	8	0	3
Zone 11	0	10	0	0	74	0	3	3
Zone 12	0	12	0	0	0	0	0	0
Zone 13	0	12	0	0	8	24	6	0
Zone 14	0	0	0	0	8	24	34	6
Zone 15	0	0	0	0	28	18	0	16
Zone 16	8	0	0	0	6	45	24	29
Zone 17	23	0	0	0	14	32	3	6
Zone 18	0	0	0	0	0	21	6	9
Zone 19	0	0	0	0	19	16	16	0
Zone 20	30	0	0	0	30	153	0	3
Zone 21	0	0	0	0	44	16	0	0
Zone 22	6	14	0	0	6	6	0	15
Zone 23	0	0	0	0	0	0	0	0
Zone 24	7	7	0	0	73	16	82	0
Zone 25	0	6	0	0	0	0	0	0
Zone 26	0	0	0	0	0	6	0	15
Zone 27	3	9	0	0	28	12	14	8
Montréal CMA	142	74	0	0	409	760	225	124

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	15	0	0	372	289	0	0
Zone 2	6	50	0	6	131	178	0	0
Zone 3	0	16	0	0	210	167	4	224
Zone 4	0	0	0	0	273	392	81	206
Zone 5	17	18	0	0	156	274	74	0
Zone 6	0	16	0	0	0	226	0	0
Zone 7	0	0	0	0	57	105	18	45
Zone 8	63	93	0	0	148	261	0	0
Zone 9	36	30	0	0	38	81	0	319
Zone 10	6	12	0	0	66	104	0	6
Zone 11	4	17	0	0	378	618	110	270
Zone 12	52	17	0	0	54	105	336	15
Zone 13	0	18	0	0	13	37	31	0
Zone 14	18	10	0	0	60	90	79	96
Zone 15	6	0	0	0	82	141	37	63
Zone 16	27	30	0	0	58	142	30	119
Zone 17	59	30	0	0	158	267	146	160
Zone 18	0	3	0	0	42	97	29	78
Zone 19	0	3	0	0	53	112	137	36
Zone 20	46	0	0	0	179	266	0	324
Zone 21	0	0	0	0	131	84	35	3
Zone 22	31	60	0	3	46	50	12	45
Zone 23	0	0	0	0	16	0	137	3
Zone 24	11	17	0	0	222	254	91	34
Zone 25	35	40	0	0	122	29	6	6
Zone 26	0	0	0	0	12	6	22	73
Zone 27	35	87	24	0	133	110	243	30
Montréal CMA	452	582	24	9	3,210	4,485	1,658	2,155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Zone 1	1	0	0	0	0	0	1	0
Zone 2	0	3	20	88	0	0	20	91
Zone 3	0	4	4	118	4	0	8	122
Zone 4	0	0	19	113	24	11	43	124
Zone 5	3	2	0	8	0	0	3	10
Zone 6	1	1	0	0	0	0	1	1
Zone 7	1	3	0	0	9	0	10	3
Zone 8	18	5	16	28	0	0	34	33
Zone 9	47	29	0	4	0	0	47	33
Zone 10	22	5	28	8	0	3	50	16
Zone 11	13	42	74	0	3	3	90	45
Zone 12	25	44	0	0	0	0	69	44
Zone 13	38	69	8	24	6	0	52	93
Zone 14	25	45	6	24	34	6	65	75
Zone 15	47	38	6	0	0	16	53	54
Zone 16	45	26	0	43	24	29	69	98
Zone 17	80	91	20	30	3	6	103	127
Zone 18	41	39	0	15	6	9	47	63
Zone 19	46	50	13	16	16	0	75	66
Zone 20	51	26	30	153	0	3	81	182
Zone 21	28	24	44	16	0	0	72	40
Zone 22	41	52	6	20	0	15	47	87
Zone 23	6	27	0	0	0	0	6	27
Zone 24	38	28	69	23	82	0	189	51
Zone 25	14	43	0	0	0	0	14	43
Zone 26	46	58	0	6	0	15	46	79
Zone 27	72	95	28	21	14	8	114	124
Montréal CMA	749	849	391	758	225	124	1,409	1,731

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	1	27	372	289	0	0	373	316
Zone 2	13	62	129	176	0	6	142	244
Zone 3	4	27	210	165	4	224	218	416
Zone 4	2	5	271	390	81	206	489	601
Zone 5	17	20	156	272	74	0	270	434
Zone 6	5	22	0	226	0	0	5	248
Zone 7	4	8	57	105	18	45	79	158
Zone 8	63	93	164	277	0	0	227	370
Zone 9	101	135	38	81	0	319	149	535
Zone 10	99	105	66	104	0	6	165	215
Zone 11	92	190	378	618	110	270	580	1,078
Zone 12	174	202	54	105	336	15	608	322
Zone 13	163	294	11	33	31	0	205	327
Zone 14	177	264	54	90	79	96	310	450
Zone 15	172	272	12	13	37	63	241	348
Zone 16	206	225	18	124	30	119	284	468
Zone 17	369	564	150	243	146	160	665	967
Zone 18	265	314	32	79	29	78	326	471
Zone 19	256	271	33	98	137	36	426	405
Zone 20	149	128	181	256	0	324	420	708
Zone 21	128	163	131	84	35	3	294	250
Zone 22	134	250	58	102	12	48	204	400
Zone 23	60	143	12	0	137	3	209	146
Zone 24	112	137	222	268	91	34	425	439
Zone 25	94	219	132	44	6	6	232	269
Zone 26	221	204	12	6	22	73	279	283
Zone 27	318	606	129	115	267	30	796	751
Montréal CMA	3,399	4,950	3,082	4,363	1,682	2,164	8,621	11,619

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Zone 1	0	1	2	0	0	0	0	0	2	1	100.0
Zone 2	2	1	0	0	0	0	14	3	16	4	**
Zone 3	0	4	0	0	0	4	118	0	118	8	**
Zone 4	0	1	0	2	0	0	86	106	86	109	-21.1
Zone 5	0	0	0	0	6	0	31	6	37	6	**
Zone 6	0	4	0	0	8	4	0	2	8	10	-20.0
Zone 7	1	2	0	0	0	0	49	17	50	19	163.2
Zone 8	6	10	0	0	32	22	113	60	151	92	64.1
Zone 9	15	33	2	2	0	11	40	88	57	134	-57.5
Zone 10	6	14	22	10	0	0	11	24	39	48	-18.8
Zone 11	19	28	0	8	6	14	31	27	56	77	-27.3
Zone 12	25	40	0	16	16	10	107	27	148	93	59.1
Zone 13	37	25	2	6	0	0	19	7	58	38	52.6
Zone 14	43	71	0	0	9	3	30	60	82	134	-38.8
Zone 15	13	37	0	0	0	0	42	47	55	84	-34.5
Zone 16	25	49	2	2	17	6	20	16	64	73	-12.3
Zone 17	71	99	6	8	12	15	97	151	186	273	-31.9
Zone 18	36	70	14	16	0	0	49	82	99	168	-41.1
Zone 19	38	54	0	4	0	0	10	3	48	61	-21.3
Zone 20	10	22	0	8	0	0	41	19	51	49	4.1
Zone 21	13	31	8	6	0	0	33	14	54	51	5.9
Zone 22	17	34	6	16	7	11	24	18	54	79	-31.6
Zone 23	13	32	6	4	0	0	3	6	22	42	-47.6
Zone 24	17	17	6	6	0	3	27	84	50	110	-54.5
Zone 25	17	41	2	8	0	24	8	3	27	76	-64.5
Zone 26	36	21	4	6	0	0	8	29	48	56	-14.3
Zone 27	78	101	4	6	9	33	27	14	118	154	-23.4
Montréal CMA	538	842	86	134	122	160	1,038	913	1,784	2,049	-12.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	1	1	10	6	19	4	245	46	275	57	**
Zone 2	7	7	0	2	22	82	305	202	334	293	14.0
Zone 3	2	14	0	0	3	4	220	92	225	110	104.5
Zone 4	0	3	0	2	0	0	352	375	352	380	-7.4
Zone 5	0	1	0	0	17	32	461	137	478	170	181.2
Zone 6	4	6	0	0	12	4	2	220	18	230	-92.2
Zone 7	3	6	0	0	0	0	49	130	52	136	-61.8
Zone 8	17	26	0	2	92	55	352	120	461	203	127.1
Zone 9	72	84	8	6	15	37	78	222	173	349	-50.4
Zone 10	31	42	46	30	3	10	56	264	136	346	-60.7
Zone 11	93	120	10	20	31	14	301	940	435	1,094	-60.2
Zone 12	81	162	22	32	58	18	143	93	304	305	-0.3
Zone 13	157	133	10	34	14	22	46	13	227	202	12.4
Zone 14	178	247	0	0	25	17	162	224	365	488	-25.2
Zone 15	82	133	0	0	6	0	100	113	188	246	-23.6
Zone 16	108	170	6	4	31	9	190	364	335	547	-38.8
Zone 17	302	392	22	18	24	27	246	498	594	935	-36.5
Zone 18	190	246	38	46	3	13	187	259	418	564	-25.9
Zone 19	207	215	10	20	0	0	156	97	373	332	12.3
Zone 20	59	85	0	14	0	3	178	83	237	185	28.1
Zone 21	53	101	30	12	0	0	169	58	252	171	47.4
Zone 22	80	154	32	54	30	34	72	85	214	327	-34.6
Zone 23	66	106	16	6	0	0	6	22	88	134	-34.3
Zone 24	73	100	18	16	13	22	72	274	176	412	-57.3
Zone 25	73	151	18	44	14	50	52	30	157	275	-42.9
Zone 26	131	96	16	30	8	0	48	175	203	301	-32.6
Zone 27	283	448	30	38	59	79	115	169	487	734	-33.7
Montréal CMA	2,353	3,249	342	436	499	536	4,363	5,305	7,557	9,526	-20.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	14	3	0	0
Zone 3	0	4	0	0	118	0	0	0
Zone 4	0	0	0	0	86	80	0	12
Zone 5	6	0	0	0	31	6	0	0
Zone 6	8	4	0	0	0	2	0	0
Zone 7	0	0	0	0	49	14	0	3
Zone 8	32	22	0	0	113	60	0	0
Zone 9	0	11	0	0	12	4	28	84
Zone 10	0	0	0	0	11	24	0	0
Zone 11	6	14	0	0	6	12	25	15
Zone 12	16	4	0	6	107	27	0	0
Zone 13	0	0	0	0	19	7	0	0
Zone 14	9	3	0	0	18	18	12	42
Zone 15	0	0	0	0	18	28	24	19
Zone 16	17	6	0	0	14	16	6	0
Zone 17	12	15	0	0	32	65	65	86
Zone 18	0	0	0	0	38	46	11	36
Zone 19	0	0	0	0	4	0	6	3
Zone 20	0	0	0	0	37	19	4	0
Zone 21	0	0	0	0	33	14	0	0
Zone 22	7	11	0	0	24	6	0	12
Zone 23	0	0	0	0	3	6	0	0
Zone 24	0	3	0	0	14	84	13	0
Zone 25	0	24	0	0	8	0	0	3
Zone 26	0	0	0	0	0	26	8	3
Zone 27	9	33	0	0	27	8	0	6
Montréal CMA	122	154	0	6	836	575	202	324

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009

Submarket	Row				Apt & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	19	4	0	0	245	46	0	0
Zone 2	22	82	0	0	302	64	3	0
Zone 3	3	4	0	0	148	81	72	11
Zone 4	0	0	0	0	332	163	20	12
Zone 5	17	32	0	0	170	122	291	15
Zone 6	12	4	0	0	2	220	0	0
Zone 7	0	0	0	0	49	61	0	40
Zone 8	92	55	0	0	352	120	0	0
Zone 9	15	37	0	0	28	4	28	218
Zone 10	3	10	0	0	50	83	6	6
Zone 11	31	14	0	0	94	127	207	813
Zone 12	58	12	0	6	127	90	16	3
Zone 13	14	14	0	8	31	13	15	0
Zone 14	25	17	0	0	96	116	66	108
Zone 15	6	0	0	0	60	72	40	41
Zone 16	31	9	0	0	139	90	51	274
Zone 17	24	27	0	0	123	158	123	340
Zone 18	3	13	0	0	89	119	98	140
Zone 19	0	0	0	0	63	51	93	46
Zone 20	0	3	0	0	171	47	7	6
Zone 21	0	0	0	0	169	58	0	0
Zone 22	30	34	0	0	48	73	24	12
Zone 23	0	0	0	0	6	6	0	16
Zone 24	13	22	0	0	49	271	23	3
Zone 25	14	50	0	0	24	21	28	9
Zone 26	8	0	0	0	6	50	42	125
Zone 27	35	67	24	12	50	91	29	78
Montréal CMA	475	510	24	26	3,023	2,417	1,282	2,316

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Zone 1	2	1	0	0	0	0	2	1
Zone 2	2	1	14	3	0	0	16	4
Zone 3	0	8	118	0	0	0	118	8
Zone 4	0	5	86	78	0	12	86	109
Zone 5	0	0	37	6	0	0	37	6
Zone 6	8	10	0	0	0	0	8	10
Zone 7	1	2	49	14	0	3	50	19
Zone 8	16	10	135	82	0	0	151	92
Zone 9	17	40	12	10	28	84	57	134
Zone 10	28	24	11	24	0	0	39	48
Zone 11	25	50	6	12	25	15	56	77
Zone 12	41	60	107	27	0	6	148	93
Zone 13	39	33	19	5	0	0	58	38
Zone 14	52	74	18	18	12	42	82	134
Zone 15	31	61	0	4	24	19	55	84
Zone 16	46	59	12	14	6	0	64	73
Zone 17	95	126	26	61	65	86	186	273
Zone 18	52	92	36	40	11	36	99	168
Zone 19	42	58	0	0	6	3	48	61
Zone 20	10	34	37	15	4	0	51	49
Zone 21	21	37	33	14	0	0	54	51
Zone 22	28	50	26	17	0	12	54	79
Zone 23	19	36	3	6	0	0	22	42
Zone 24	23	23	14	87	13	0	50	110
Zone 25	19	49	8	24	0	3	27	76
Zone 26	40	27	0	26	8	3	48	56
Zone 27	91	142	27	6	0	6	118	154
Montréal CMA	748	1,112	834	593	202	330	1,784	2,049

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	26	7	249	50	0	0	275	57
Zone 2	21	17	310	138	3	0	334	293
Zone 3	5	18	148	81	72	11	225	110
Zone 4	0	7	332	161	20	12	352	380
Zone 5	11	1	176	154	291	15	478	170
Zone 6	14	14	4	216	0	0	18	230
Zone 7	3	8	49	59	0	40	52	136
Zone 8	56	53	405	150	0	0	461	203
Zone 9	95	121	28	10	28	218	173	349
Zone 10	80	74	50	91	6	6	136	346
Zone 11	138	154	90	127	207	813	435	1,094
Zone 12	161	202	127	94	16	9	304	305
Zone 13	181	183	31	11	15	8	227	202
Zone 14	209	266	90	114	66	108	365	488
Zone 15	144	201	4	4	40	41	188	246
Zone 16	157	207	127	66	51	274	335	547
Zone 17	372	479	99	116	123	340	594	935
Zone 18	237	325	83	99	98	140	418	564
Zone 19	241	253	39	33	93	46	373	332
Zone 20	59	109	171	40	7	6	237	185
Zone 21	83	113	169	58	0	0	252	171
Zone 22	124	208	66	107	24	12	214	327
Zone 23	82	112	6	6	0	16	88	134
Zone 24	91	116	62	293	23	3	176	412
Zone 25	105	199	24	67	28	9	157	275
Zone 26	155	126	6	50	42	125	203	301
Zone 27	346	559	52	85	53	90	487	734
Montréal CMA	3,196	4,132	2,997	2,480	1,306	2,342	7,557	9,526

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
June 2009	0	0.0	8	20.5	10	25.6	7	17.9	14	35.9	39	420,000	459,821
June 2008	0	0.0	12	23.5	18	35.3	8	15.7	13	25.5	51	350,000	413,627
Year-to-date 2009	0	0.0	21	14.1	48	32.2	28	18.8	52	34.9	149	415,000	469,799
Year-to-date 2008	2	1.2	47	27.8	46	27.2	21	12.4	53	31.4	169	356,000	435,343
Laval													
June 2009	0	0.0	3	4.3	31	44.3	22	31.4	14	20.0	70	400,000	419,714
June 2008	0	0.0	11	10.9	34	33.7	28	27.7	28	27.7	101	420,000	442,446
Year-to-date 2009	0	0.0	14	4.4	119	37.2	104	32.5	83	25.9	320	400,000	457,550
Year-to-date 2008	0	0.0	73	18.6	125	31.9	115	29.3	79	20.2	392	395,000	415,339
North Shore													
June 2009	7	2.9	93	38.1	87	35.7	48	19.7	9	3.7	244	325,000	333,168
June 2008	17	4.4	220	57.0	83	21.5	39	10.1	27	7.0	386	280,000	312,668
Year-to-date 2009	32	3.0	449	42.7	336	31.9	158	15.0	77	7.3	1,052	300,000	335,365
Year-to-date 2008	77	5.7	721	53.0	344	25.3	139	10.2	80	5.9	1,361	280,000	309,717
South Shore													
June 2009	13	9.8	56	42.1	32	24.1	23	17.3	9	6.8	133	290,000	318,632
June 2008	17	8.4	67	33.0	79	38.9	24	11.8	16	7.9	203	310,000	331,882
Year-to-date 2009	40	7.5	199	37.1	153	28.5	91	17.0	53	9.9	536	300,000	333,076
Year-to-date 2008	71	9.4	303	39.9	224	29.5	108	14.2	53	7.0	759	300,000	324,242
Vaudreuil-Soulanges													
June 2009	16	20.0	21	26.3	27	33.8	12	15.0	4	5.0	80	335,000	315,125
June 2008	4	3.3	72	59.5	29	24.0	9	7.4	7	5.8	121	260,000	296,612
Year-to-date 2009	49	16.5	69	23.2	100	33.7	56	18.9	23	7.7	297	340,000	329,845
Year-to-date 2008	68	14.4	239	50.6	128	27.1	22	4.7	15	3.2	472	260,000	274,818
Montréal CMA													
June 2009	36	6.4	181	32.0	187	33.0	112	19.8	50	8.8	566	340,000	346,633
June 2008	38	4.4	382	44.3	243	28.2	108	12.5	91	10.6	862	300,000	336,118
Year-to-date 2009	121	5.1	752	31.9	756	32.1	437	18.6	288	12.2	2,354	335,000	359,266
Year-to-date 2008	218	6.9	1,383	43.9	867	27.5	405	12.8	280	8.9	3,153	290,000	327,854

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2009						
Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	475,627	n/a
Zone 3	--	--	n/a	--	764,167	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	716,316	685,625	4.5
Zone 9	402,650	346,750	16.1	431,301	362,735	18.9
Zone 10	--	317,308	n/a	362,655	326,538	11.1
Zone 11	479,688	511,886	-6.3	560,978	488,285	14.9
Zone 12	434,043	428,279	1.3	475,975	401,815	18.5
Zone 13	378,129	363,261	4.1	382,088	354,188	7.9
Zone 14	321,875	281,544	14.3	301,766	280,382	7.6
Zone 15	296,563	287,031	3.3	312,303	290,425	7.5
Zone 16	419,542	451,490	-7.1	459,152	438,130	4.8
Zone 17	349,343	319,581	9.3	356,812	313,638	13.8
Zone 18	346,196	287,629	20.4	330,453	290,796	13.6
Zone 19	266,250	260,491	2.2	279,728	267,258	4.7
Zone 20	338,692	354,696	-4.5	335,827	318,880	5.3
Zone 21	271,273	315,806	-14.1	301,574	326,467	-7.6
Zone 22	379,722	362,692	4.7	386,409	328,544	17.6
Zone 23	290,714	319,931	-9.1	284,629	284,455	0.1
Zone 24	393,864	391,667	0.6	445,707	409,474	8.8
Zone 25	402,882	336,233	19.8	361,935	345,263	4.8
Zone 26	225,579	246,435	-8.5	249,346	238,516	4.5
Zone 27	315,125	296,612	6.2	329,845	274,818	20.0
Montréal CMA	346,633	336,118	3.1	359,266	327,854	9.6

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators June 2009										
		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	157.9	110.8	1,913	6.9	67.4	705
	February	718	7.25	7.29	159.5	111.3	1,910	7.2	67.4	708
	March	712	7.15	7.19	159.4	111.5	1,907	7.2	67.3	712
	April	700	6.95	6.99	159.2	112.2	1,902	7.5	67.3	714
	May	679	6.15	6.65	162.0	113.4	1,897	7.5	67.1	717
	June	710	6.95	7.15	162.2	113.8	1,893	7.5	66.8	725
	July	710	6.95	7.15	162.3	113.9	1,891	7.5	66.7	731
	August	691	6.65	6.85	163.4	113.3	1,892	7.4	66.6	737
	September	691	6.65	6.85	163.2	113.8	1,895	7.4	66.7	735
	October	713	6.35	7.20	163.2	112.9	1,900	7.4	66.8	735
	November	713	6.35	7.20	163.7	112.4	1,904	7.5	66.9	737
	December	685	5.60	6.75	163.7	111.8	1,905	7.5	66.9	740
2009	January	627	5.00	5.79	163.9	111.7	1,895	7.8	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,879	8.1	66.2	751
	March	613	4.50	5.55	164.9	112.7	1,868	8.6	66.2	758
	April	596	3.90	5.25	164.9	112.9	1,870	8.9	66.4	755
	May	596	3.90	5.25	165.2	113.9	1,878	9.4	67.0	753
	June	631	3.75	5.85		114.3	1,883	9.5	67.2	752
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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Canada's Economic Action Plan

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